

Carlisle Conservation Commission
January 24, 2013

Pursuant to the notice filed with the Town Clerk, Chair Kelly Guarino called the meeting to order in the Clark Room at the Town Hall at 7:30 p.m. Also present were Vice Chair Luke Ascolillo and Commissioners, Tom Brownrigg, Peter Burn, Jen Bush and Lee Tatistcheff and Conservation Administrator Sylvia Willard. Commissioner Tom Brown was not present.

Bills, Minutes, General Agenda Items & New/Pending or Old Business:

Minutes:

*Burn moved to approve the **November 29, 2012** minutes as amended, Ascolillo seconded and all voted in favor.*

*Brownrigg moved to approve the **December 13, 2012** minutes as amended, Ascolillo seconded and all voted in favor.*

Land Use Permits:

*Bush moved to issue a Land Use Permit to the **Trails Committee for a round trip Moonlight Trek** from Foss Farm to the Greenough Land and back on January 26, 2013 from 7 p.m. to 9:30 p.m., Tatistcheff seconded and all voted in favor.*

*Bush moved to issue a Land Use Permit to Carlisle resident **Dale Ryder and friends for a Nighttime Hike at Towle Field** on February 7, 2013 from 7 p.m. to 8:30 p.m., Ascolillo seconded and all voted in favor. The group leader will be asked to inform the Carlisle Police Dept. of their plans, as town conservation lands are normally closed after sunset.*

Emergency Certificate - Martha Talbot, 493 Lowell Road: Willard reported having been contacted recently by the homeowner relative to requirements for a tree removal project. The homeowner was concerned that the trees, damaged by high winds during Hurricane Sandy, could fall on her neighbor's driveway and block access to the home. Upon conducting a site visit, Willard confirmed the damage to three large trees located in the wetland and concurred with the homeowner's safety concerns relative to the neighbor's driveway and possibly Sunset Road itself. The removal would be undertaken by staging a crane in the neighbor's driveway, with the stumps being left in place. *Ascolillo moved to issue an Emergency Certificate to Martha Talbot of 493 Lowell Road for removal of three trees, contingent on receipt of a letter from the abutter granting permission to stage a crane in her driveway to undertake the project, Bush seconded and all voted in favor.*

CPC Application Signatures: Guarino reported having attended the recent BOS meeting and reviewing the Commission's Community Preservation Act project application for funding in support of the Elliott Preserve Project. Although they indicated support for the application, they were unable to vote on the request because they wanted to have all five of the Selectmen present.

Joint Town Cranberry Bog Subcommittee Meeting: Representatives from Chelmsford and Carlisle will hold a meeting on Monday, January 28, 2013 at 7 p.m. to coordinate activities relative to the Cranberry Bog.

Topics to be discussed include the status of the bog dam, the Carlisle Cranberry Bog lease renewal process, an update on the Chelmsford Water District's well field project, invasives management, and citizen input.

Town Report: Willard reported on her status in completing a draft report for the Commission's review prior to submitting it to the Town Administrator. She noted that she will likely require an extension beyond the due date of February 1 due to concentrating her efforts on completing the Open Space and Recreation Report and the Elliott Preserve project.

Open Space and Recreation Plan: Willard provided the Commission with an update on the status of the 2013 Open Space and Recreation Plan. The current plan will expire on March 31, 2013, at which time the town would no longer be eligible for land grant rounds unless a new plan is near completion. Although the committee does not expect to be in a position to submit the final plan to the EOEEA by the deadline, their goal is to submit a draft to them by the end of March.

8:00 p.m. DEP (125-0934) Notice of Intent

Applicant: Peter Casserly

Project Location: 509 South Street

Project Description: Raze existing dwelling and sheds; Construct new dwelling and replace sewage disposal system and well

Guarino opened the hearing under the provisions of the Massachusetts Wetlands Protection Act and the Carlisle Wetlands Protection Bylaw. Kevin Ritchie of Civil Solutions, Inc. presented the Plan. He described the site including the location of the existing two-bedroom dwelling and sheds, an existing dug well located in the wetland, and existing gravel driveway. The proposed septic system leaching area is completely outside of the Buffer Zone, with the septic system and pump chamber proposed at 52' from the wetland. Ritchie said that although they tried to keep the house as far from the wetlands as possible, they are proposing the dwelling at 20' from the wetlands in order to conform with zoning and Board of Health requirements. They are not sure of the exact location of the existing septic system. The Board of Health has approved the septic design for a three bedroom dwelling. The proposed new drilled well is located so as to be greater than 100' off leaching area as required.

Ritchie asked for direction from the Commission relative to the existing dug well which is located in the wetland. Willard said she had consulted with the DEP on this issue, and although this would technically be considered a wetland fill, in this particular case it could actually be considered a wetland restoration if they were to fill the well with clay/bentonite and cover with hydric soils. The representative agreed to include these specifications in a revised plan and to remove the existing concrete structure covering the well using on site equipment staged so as not to cause further disturbance. Willard requested that the fill material not be taken from the existing house site, as she had observed oil stains, old paint cans and other toxic debris on the basement floor area during a recent site visit.

Willard said she was able to confirm the wetlands delineations that were flagged in November, 2012. She noted that the Plan does not show abutter locations and does not reflect the driveway right of way easement for an abutting property. She asked whether they had considered locating the house closer to the street and farther from the wetlands, which would also provide for a small backyard, where there is currently very little allowed for on the proposed plan. Guarino asked if the septic system could be located closer to South Street. Ritchie said this would not be possible due to the requirement for a reserve septic area and associated grading.

Willard noted the location of an enormous boulder that could potentially interfere with activities associated with installation of the new well at the proposed location. Guarino noted that, from a wetlands protection perspective, it would more beneficial to locate the house farther from the wetlands and to locate part of the septic disposal system into the Buffer Zone. Willard noted that the BOH requires that all new construction be located outside of the Buffer Zone. Bush inquired as to the possibility of a reduction to a two bedroom dwelling. The representative said this was not a feasible alternative due to cost issues.

Guarino opened the discussion for questions and comments from the audience. Jean Bassett of 545 South Street asked about the proposed height of the building and said the location of the house will affect her view shed from her property. She also questioned the accuracy of the staking of the wetlands and lot lines. Another member of the audience (did not identify himself) noted the severe drop-off at the rear of the proposed house and asked if the house could be moved forward so as to be closer to the location of the existing house. Guarino thanked the audience for their input, and said the Commission's primary concern is relative to the impact to the wetlands, therefore they were not able to address concerns relative to the height of the proposed house or the accuracy of the lot lines.

Ascolillo raised the issue of rainwater collection relative to the significant drop-off at the back of the proposed house. Although the Commission does not typically require roof drains for structures of less than 5K s.f., they suggested that provisions for roof runoff treatment be added to the Plan due to the close proximity of the house to the wetlands and proposed contours.

Burn acknowledged that the location of the septic system is limited due to BOH requirements. However, given the close proximity of the proposed house, he said he would like to see the lot before making a determination on the proposal. The Commission scheduled a site visit for Saturday, January 26 at 2:00 p.m. The representative then agreed to consider options for locating the dwelling farther from the wetland. He said he would be providing a revised Plan including provisions for managing roof runoff and reflecting abutting properties and the existing driveway easement.

The hearing was continued to February 14, 2013 at 8 p.m. with the applicant's approval.

8:35 p.m. Community Gardens Rules - Community Input: Present for the Commission's annual review of the Foss Farm Community Garden Rules was Garden Manager Jack O'Connor and Assistant Manager Ed Humm. Guarino noted that the Commission had received positive feedback on the changes implemented during the past gardening season, which included the establishment of new guidelines for plot maintenance, allowing up to 3 gardeners to "co-garden" an individual plot, and implementing a maximum of two plots allowed per person. Prior to the meeting, Jack O'Connor had submitted a draft for the 2013 garden season containing primarily stylistic changes he was proposing in an effort to make the rules more clear relative to garden abandonment and plot maintenance. Assistant Manager Ed Humm questioned whether the wording of the garden abandonment section may be misleading, but after a brief discussion, all were in agreement that the revisions were acceptable.

Community Gardener John Bakewell had submitted an email to the Commission saying he was happy with rules as they are, but suggests the Commission look into providing quarter acre lots for those who may want larger areas. Guarino noted that the Commission had discussed other potential locations for larger community garden plots in the past, but Foss was not being considered for this purpose. Another gardener submitted an email requesting clarification relative to maintenance of the buffer strip surrounding each plot.

O'Connor said that technically there is a nine inch area that each abutting gardener should maintain, but his simpler answer was, "be nice to each other".

Humm then questioned the proposed changes relative to allowing the planting of perennials, concerned that many perennials are invasive. O'Connor said he included provisions for perennial plantings because some gardeners may want to start them in summer and transplant them at the end of the gardening season. Tatistcheff, who is a community gardener herself, said it is not necessarily the perennials that are an issue, rather it is to clarify which perennials have a tendency to be invasive and therefore need to be monitored more closely. It was her opinion that perennials should be allowed if they are then removed at the end of the season. She also noted that there are some vegetables that could be considered invasive, including mint, which has already taken off at Foss. O'Connor offered to reword this section in order to clarify guidelines for perennial vs. invasive plants for the Commission's review at their next meeting. Guarino thanked the garden managers for their efforts.

Plan Change Request – DEP #125-0892, 81 Craigie Circle:

Ascolillo recused himself as an abutter to the project location. Property owner Catherine Cole was present to request minor changes to her existing Order of Conditions, including removal of an existing deck to be replaced with access stairs and a reduction in the size of a previously approved deck. Seeing no issues with the request, *Bush moved to accept the field changes proposed for DEP #125-0892 at 81 Craigie Circle to reduce the size of the new deck and to remove the old deck on the northeast side and replace it with access stairs, Burn seconded the motion and all voted in favor with the exception of Ascolillo, who abstained.*

8:55 p.m. Benfield Farms Construction Management Plan: Project Manager, Gregg Ferrelli of Dellbrook Construction, was present to provide a detailed review of the draft Construction Management Plan (CMP). His firm has been contracted by NOAH to build the Benfield Farms Affordable Housing complex, with construction scheduled to begin on March 15, 2013. His overview of the project included details relative to the projected timeline, and all facets of project logistics including truck access, construction parking, staging, safety and security, pedestrian access, on site refueling, temporary facilities and communications provisions. He also referenced all permits and corresponding Special Conditions associated with the project, including the Comprehensive Permit dated July 16, 2010, the Orders of Conditions for DEP #125-0878 dated June 29, 2010, and the Board of Health Disposal System Construction Permit, for which he noted they are currently awaiting the final written decision.

Addressing matters of particular concern to the Commission, Ferrelli then reviewed the Stormwater Management Plan developed by Meridian Associates, including details related to erosion control, wetland area protection measures, replication area protocol and tree protection. He also discussed public access during construction, explaining that they will be constructing a pedestrian pathway around the perimeter of the construction site to the cart path in order to provide access to the Benfield Conservation Land at the rear of the property. He said that although their goal is to maintain public access to the cart path, there will be times when safety concerns will require them to close it off completely, including two weeks during which they will be installing the utility lines under the cart path for the septic system and public water supply well. He noted that public access will resume during this time once the crews are done for the day and the site is secured.

Questions and comments from the Commission were as follows: (1) ***Access for mowing back field:*** Present for the discussion was Jack O'Connor, who holds the mowing agreement for the area.

He provided Ferrelli with a rough timeline of his summer's mowing schedule, most of which would not conflict with construction activity. They agreed to communicate relative to the late August/early September mowing schedule in order to avoid delays. (2) **Septic Area Access**: Ferrelli indicated they will be doing brush clearing in order to gain access to the septic area. Jack O'Connor suggested they clear back to the stone wall adjacent to the area, which would be slightly beyond where they will be required to clear. The Commission also encouraged the representative to remove as many invasives in the area as possible. (3) **Off Street Parking**: Brownrigg inquired as to whether there would be provisions for off street parking for people who want to access the conservation land, as his own personal experience showed that the current policy does not allow parking directly on South Street. Ferrelli responded by confirming that the Comprehensive Permit requires public parking after construction is complete; however, in terms of allocating an area during construction, he would need to address this at the pre-construction meeting. (4) **Construction Waste**: The CMP includes requirements for relocating the dumpsters to different areas as work progresses, providing for a cleaner site/cleaner environment. They will also follow a strict recycling program for all recyclable waste generated throughout the course of construction as required for LEED-H projects. Willard inquired as to whether the dumpsters would be covered during rain events, to which the representative said he would need to address this if it is a requirement. (5) **Pre construction Meeting**: Willard requested that the Commission and their DEP liaison be notified of the date of preconstruction meeting, which the representative estimates will occur sometime in mid February. (6) **Stormwater Pollution Prevention Plan (SWPPP)**: The document, which had been prepared by Meridian Associates, was distributed at meeting. The representative stated that all construction shall follow Best Management Practices for erosion and sediment control pursuant to the OOCs and Superseding OOCs. Willard inquired about the possibility of using Filtermitt® in lieu of haybales, thereby eliminating the possibility of introducing invasives. The representative agreed to discuss this option with the engineering firm. Willard noted that the fact that a portion of the project is located on conservation land was missing from the document, which was duly noted by the representative. (7) **Public Water Supply Well**: Willard recalled that the Commission had not been notified when activity associated with the well was taking place. She also requested confirmation that the well will be vaulted below grade in order to allow for mowing. The representative said that Dellbrook does not own the well, rather they will be tying into it. (8) **Reported Native American Ceremonial Boulder**: Guarino requested confirmation that the CMP includes provisions for protecting the boulder. The representative said there is a specific note on the contract document and it is also addressed in the SWPPP. (9) **Contact Information/Construction Updates**: Burn inquired about whether there is a contact person to whom the Commission could refer inquiries and complaints. The representative said there will be a resident liaison as well as the contact sheet, which will be clearly posted at the job site and at the Town Hall during the duration of the project. Bush asked whether they could set up an email update system whereby abutters to the project could voluntarily sign up to receive important updates. The representative said there would be no problem with providing monthly or bimonthly updates and said he would discuss this further with NOAH. (10) **Stone Wall Protection**: Willard requested that they obtain photographs of the existing stone walls in the project area so they have a record of what they look like prior to construction.

At the conclusion of his presentation, Ferrelli agreed to incorporate the Commissions' comments into the CMP for review at the pre-construction meeting. Guarino said that in the past there hasn't always been an understanding of all parties concerned with the Benfield Farms Affordable Housing Project, and clarified for the representative that not only is the Commission concerned with wetlands protection issues, but they are also responsible for managing and maintaining the conservation land on the property. She also noted that the CR on the property is held by the Carlisle Conservation Foundation. The Commission thanked the representative for his presentation.

FY 14 Budget & Meeting with FinCom: Representatives from the Commission will be meeting with FinCom on February 11, 2013 to discuss any budget requests beyond the FY14 guidelines. Guarino reviewed upcoming maintenance expenses for which the Commission will need clarification as to FinCom's recommendations for appropriate funding sources: (1) The Commission needs to clarify whether additional funding will be provided for additional mowing at Towle Field as part of the multi-year initiative to control invasives. There is also the possibility that the hourly rates for mowing will increase. Willard provided the Commission with an analysis of projected costs to also cover the five-acre portion of Towle Field that had been hayed last year by a local farmer. (2) Cranberry Bog House Fire Protection: \$300/yr for rapid response system and \$40/yr for annual inspection of fire extinguishers. There is a question as to whether this will come out of the Town Administrators budget for FY14; (3) Benfield Mowing: The Commission has attempted to clarify whether the Benfield Farms project will be contributing to the maintenance of the back field in order to maintain access to the water supply well, septic field, monitoring wells and conduits; (4) Conservation Land ADA Parking Requirements: additional signage and parking lot improvements will be necessary. The Commission needs to determine whether some of the funding for the signage will be covered by the Town Administrators' budget. Also, the Commission needs to determine whether some or all of the parking lot improvements can be done by the DPW.

Guarino noted that the Commission has received \$4,000 for maintenance for a number of years and it has been clear as they have assessed the status of the fields that this amount is not adequate to maintain the resources. She suggested including an additional \$2,000 in order to get a step closer to an appropriate maintenance level. The additional funds could be used for field edge maintenance, field mowing, invasives management and to cover a possible future increase in mowing fees. *Guarino then requested a motion to request \$6,000 in the Maintenance Line Item for the FY14 Budget Allocations, which was moved by Ascolillo and seconded by Burn, with all voting in favor of the motion except Bush, who abstained.*

MACC Environmental Conference: Registrations forms were circulated for the upcoming conference scheduled for Saturday, March 2, 2013.

10:25 p.m. *Tatistcheff moved to adjourn, Burn seconded and all voted in favor.*

Respectfully submitted,
Mary Hopkins
Administrative Assistant